

A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 3407
Conestoga Drive, Fort Wayne, Indiana 46808.
(TriCity Automotive Warehouse Corporation)

WHEREAS, Common Council has previously designated and
declared by Declaratory Resolution the following described
property as an "Economic Revitalization Area" under Division 6,
Article II, Chapter 2 of the Municipal Code of the City of Fort
Wayne, Indiana, of 1974, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will retain 24 full-time and 5 part-
time permanent jobs for a total annual payroll of \$500,000, with
the average new annual job salary being \$17,241; and

WHEREAS, the total estimated project cost is \$900,000; and

WHEREAS, recommendations have been received from the
Committee on Finance and the Department of Economic Development
concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 6-1.1-12.1-
2.5 and I.C. 5-3-1 and a public hearing has been conducted on
said Resolution; and

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,
The Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the
above described property as an "Economic Revitalization Area" is
confirmed in all respects.

1 **SECTION 2.** That, the hereinabove described property is
2 hereby declared an "Economic Revitalization Area" pursuant to
3 I.C. 6-1.1-12.1, said designation to begin on the effective date
4 of this Resolution and continue for a one year period. Said
5 designation shall terminate at the end of that one year period.

6 **SECTION 3.** That, said designation of the hereinabove
7 described property as an "Economic Revitalization Area" shall
8 apply to a deduction of the assessed value of real estate.

9 **SECTION 4.** That, the estimate of the number of individuals
10 that will be employed or whose employment will be retained and
11 the estimate of the annual salaries of those individuals and the
12 estimate of the value of redevelopment or rehabilitation all
13 contained in Petitioner's Statement of Benefits are reasonable
14 and are benefits that can be reasonably expected to result from
15 the proposed described redevelopment or rehabilitation.

16 **SECTION 5.** The current year approximate tax rates for
17 taxing units within the City would be:

- 18 (a) If the proposed development does not occur, the
19 approximate current year tax rates for this site would
20 be \$8.8359/\$100.
21 (b) If the proposed development does occur and no deduction
22 is granted, the approximate current year tax rate for
23 the site would be \$8.8359/\$100 (the change would be
24 negligible).
25 (c) If the proposed development occurs and a deduction
26 percentage of fifty percent (50%) is assumed, the
27 approximate current year tax rate for the site would be
28 \$8.8359/\$100 (the change would be negligible).

29 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby
30 determined that the deduction from the assessed value of the real
31 property shall be for a period of ten years.

32 **SECTION 7.** The benefits described in the Petitioner's
Statement of Benefits can be reasonably expected to result from

the project and are sufficient to justify the applicable deductions.

SECTION 8. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included in the deduction application. For subsequent years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

SECTION 9. The performance report must contain the following information:


- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deduction.
- F. The tax savings resulting from the real property being abated.

SECTION 10. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by DeLauch, seconded by Henry, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday, the 12th day of January, 19 95, at 5:30 o'clock P.M., E.S.T.

DATED: 12-27-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry, seconded by Henry, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY				<u>✓</u>
EDMONDS				<u>✓</u>
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 1-10-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-05-95
on the 10th day of January, 19 95

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schmitter
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of January, 19 95, at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of January, 19 95, at the hour of 2:00 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

BILL NO. R-94-12-31

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - CHAIR
MARK E. GIAQUINTA - VICE CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming resolution designating
"Economic Revitalization Area" for property commonly known as 3407
Conestoga Drive, (TriCity Automotive Warehouse Corporation)

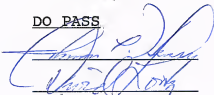
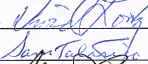

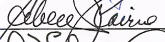

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DATED: 1-10-95

Sandra E. Kennedy
City Clerk

EXHIBIT A

12-14-94 02:33PM FROM NBD SUMMIT BANK

TO 94247255

P001/001

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA

FRANCIS X. MUELLER P.L.S. No. 30193 INDIANA

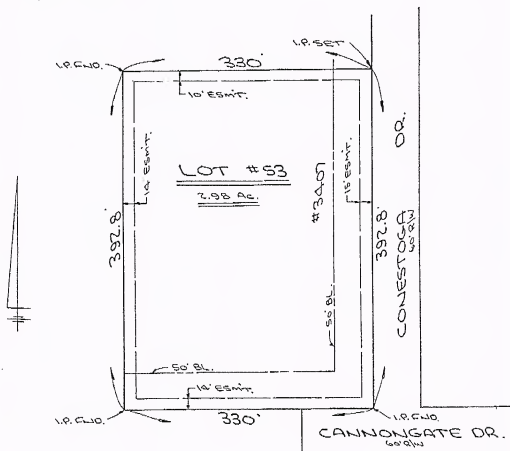
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

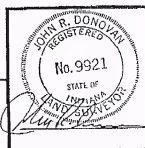
The description of the real estate is as follows, to wit: Lot Numbered 53 in Centennial Industrial Park, Section VIII, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



NOTE: According to the Flood Insurance Rate Map (FIRM) number 180003 00150, dated April 3, 1985, the herein described real estate is located in Zone "C", and is not in a flood hazard area.

JOB FOR: CENTENNIAL DEV. CORP. -
TRI-CITY AUTOMOTIVE
WAREHOUSE CORP.

1" = 100'
12-12-88



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Real Property tax abatement request for

TriCity Automotive Warehouse Corporation. This project will allow

the company to relocate to Centennial Industrial Park. The company

move is due to Headwaters Park development. The company will be

able to retain nearly all of its employees as a result of the project.

The company is seeking abatement on a new 45,000 sf automotive

warehousing facility.

Q-94-12-31

EFFECT OF PASSAGE Will allow the company to retain 24 full-time and
5 part-time employees. Will result in reinvestment in the community

EFFECT OF NON-PASSAGE Negation of the effect of passage, above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) none

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

December 28, 1994

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of December 31, 1994, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-94-12-24 & R-94-12-25
Bill No. R-94-12-26 & R-94-12-27
Bill No. R-94-12-28 & R-94-12-29
Bill No. R-94-12-30 & R-94-12-31

Please send us 3 copies of each of the above of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-94-12-30 AND R-94-12-31)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 12-27-94,
DATE
DESIGNATING PROPERTY AT 3407 Conestoga Drive, Fort Wayne, Indiana,
(TriCity Automotive Warehouse Corporation)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON January 10, 1995, at 5:30 o'clock P.M.,
DATE, TIME & PLACE
Common Council Conference Room 128, First Floor, City-County Building,
One Main Street, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW COMMON COUNCIL
(Governmental Unit)
ALLEN County, Indiana

To: The Journal-Gazette
P.O. Box 100
Fort Wayne, IN Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines _____

Head -- number of lines _____

Body -- number of lines _____

Tail -- number of lines _____

Total number of lines in notice _____

COMPUTATION OF CHARGES

38 lines, 1 columns wide equals 38 equivalent lines
at .33 cents per line \$ 12.54

Additional charge for notices containing rule or tabular work
(50 percent of above amount) _____

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) _____

TOTAL AMOUNT OF CLAIM \$ 12.54

DATA FOR COMPUTING COST

Width of single column 12.5 ems
Number of insertions 1
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: DEC 31, 19 94 Title: Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-94-12-30 AND R-94-12-31
NOTICE IS HEREBY GIVEN THAT THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDI-
ANA, APPROVED A RESOLUTION ON 12-27-94,
DESIGNATING PROPERTY AT 3407 Cornerstone
Drive, Fort Wayne, Indiana
(Tricity Automotive Warehouse Corporation)
AN ECONOMIC REVITALIZATION AREA. A DE-
SCRIPTION OF THE AFFECTED AREA CAN BE IN-
SPECTED IN THE COUNTY ASSESSOR'S OFFICE.
HEARING ON WHETHER THE ABOVE DESCRIBED
RESOLUTION SHOULD BE CONFIRMED, MODI-
FIED AND CONFIRMED OR RESCINDED ON Tues-
day, January 10, 1995, at 5:30 o'clock P.M. Com-
mon Council Conference Room 128, First Floor, City-
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STATE AND FEDERAL LAW. ANY PERSON NEED-
ING A REASONABLE ACCOMMODATION
SHOULD NOTIFY PUBLIC INFORMATION OFFICE
(219) 427-1120. TTY (219) 427-1200, AT LEAST

SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

12-31 SANDRA E. KENNEDY
CITY CLERK
#763900

I, _____, a notary public in and for said county and state, the
undersigned JULIE L. ROHYANS who, being duly sworn, says that he/
she is Clerk of the The Journal-Gazette newspaper of general
circulation printed and published in the English language in the (city) (town) of
Fort Wayne, IN in state and county aforesaid, and that the printed matter
attached hereto is a true copy, which was duly published in said paper for
1 time, the dates of publication being as follows:

12-31-94

Subscribed and sworn to before me this 31st day of DEC, 19 94.

Mary L. Adkison
Notary Public

My commission expires:

MARY L. ADKISON
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP JUNE 14, 1997

Dr.

Fort Wayne, IN

County, Indiana

LINE COUNT

Head -- number of lines

Body -- number of lines

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I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: JAN 4, 19 95

Title: _____ Clerk

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L. ROHYANS who, being duly sworn, says that he/ she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time , the dates of publication being as follows:

1-4-95

Subscribed and sworn to before me this 4th day of JAN, 19 95

Notary Public

My commission expires: **MARY L ADKISON**
NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY
MY COMMISSION EXP. JUNE 14, 1997

[illegible]

COPY COMMENT

HIED AND CONTINUED ON RESCINDED ON Tuesday, January 10, 1985, at 5:30 o'clock P.M. Common Council Conference Room 128, First Floor, City-County Building, One Main Street, Fort Wayne, IN. IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE.